

207 Waiver

Title

Legal Description

Policy or Appeals

Correspondence Between Legal & Staff

Letter of Authorization

Legislative Draft of R1-43

Amended Development Standards

Sec. 5.034. - Property development standards.

The following property development standards shall apply to all land and buildings in the R1-43 District:

A. Lot area.

1. Each lot shall have a minimum lot area of not less than ~~forty three thousand (43,000)~~ **thirty two thousand, two hundred and fifty (32,250)** square feet.
2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.
3. Specialized Residential Health Care Facility: the minimum lot area shall be five (5) gross acres.

B. Lot dimensions.

Width. All lots shall have a minimum width of ~~one hundred fifty (150)~~ **one hundred thirteen (113)** feet.

C. Density. There shall be not more than one (1) single-family dwelling unit on any one (1) lot.

D. Building height. No building shall exceed ~~thirty (30)~~ **twenty-four (24)** feet in height, except as otherwise provided in article VII.

E. Yards.

1. Front Yard.

- a. There shall be a front yard having a depth of not less than ~~forty (40)~~ **thirty (30)** feet.
- b. Where lots have a double frontage on two (2) streets, the required front yard of ~~forty (40)~~ **thirty (30)** feet shall be provided on both streets.
- c. On a corner lot, the required front yard of ~~forty (40)~~ **thirty (30)** feet shall be provided on each street. No accessory buildings shall be constructed in a front yard. Exception: On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.

2. Side Yard. There shall be a side yard of not less than ~~twenty (20)~~ **fifteen (15)** feet on each side of a building.

3. Rear Yard. There shall be a rear yard having a depth of not less than ~~thirty-five (35)~~ **twenty seven (27)** feet.
 4. Other requirements and exceptions as specified in article VII.
 5. **Setbacks on the perimeter of a subdivision shall be equal to or greater than the setbacks of the underlying zoning on adjacent parcels (per Section 6.1083.E.6).**
- F. Distance between buildings.
1. There shall be not less than ten (10) feet between an accessory building and the main building.
 2. The minimum distance between main buildings on adjacent lots shall be not less than ~~forty (40)~~ **thirty (30)** feet.
- G. Walls, fences and landscaping. Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side and rear yard. Walls, fences and hedges up to twelve (12) feet in height are allowed subject to a twenty-foot setback from the side and rear property line. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard of the longer street frontage need only conform to the side yard requirements.
- H. Access. All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision. Access for Specialized Residential Health Care Facilities shall be provided in the following manner:
1. All Specialized Residential Health Care Facilities shall have access to a street classified by the Scottsdale General Plan (Transportation Master Plan) as a minor collector or greater.
- I. Corral. Corral not to exceed six (6) feet in height shall be permitted on the property line or within the required front, side or rear yard.

(Ord. No. 2470, § 1, 6-16-92; Ord. No. 2509, § 1, 6-1-93; Ord. No. 3907, § 1(Exh. 1), 8-31-10; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, §§ 22, 23), 4-3-12)

Sec. 5.035. - Off-street parking.

The provisions of article IX shall apply.

(Ord. No. 2470, § 1, 6-16-92)

Sec. 5.036. - Signs.

The provisions of article VIII shall apply.

(Ord. No. 2470, § 1, 6-16-92)

[Secs. 5.037—5.099. Reserved.]

INFORMATION

The Title Insurance Commitment is a legal contract between you and the company. It is issued to show the basis on which we will issue a Title Insurance Policy to you. The Policy will insure you against certain risks to the land title, subject to the limitations shown in the Policy

The Company will give you a sample of the Policy form, if you ask.

The Commitment is based on the land title as of the Commitment Date. Any changes in the land title or the transaction may affect the Commitment and the Policy.

The Commitment is subject to its Requirements, Exceptions and Conditions.

THIS INFORMATION IS NOT PART OF THE TITLE INSURANCE COMMITMENT.



COMMITMENT FOR TITLE INSURANCE

ISSUED BY

First American Title Insurance Company
through its Division

First American Title Insurance Company

TABLE OF CONTENTS

AGREEMENT TO ISSUE POLICY	on the following page
COMMITMENT DATE	Schedule A (Page 1)
POLICIES TO BE ISSUED, AMOUNTS AND PROPOSED INSURED	Schedule A (Page 1)
INTEREST IN THE LAND	Schedule A (Exhibit A)
DESCRIPTION OF THE LAND	on the following page
EXCEPTIONS - PART ONE	Schedule B (inside)
EXCEPTIONS - PART TWO	Schedule B (inside)
REQUIREMENTS (Standard)	on the third page
REQUIREMENTS (Continued)	Requirements (inside)
CONDITIONS	on the third page

YOU SHOULD READ THE COMMITMENT VERY CAREFULLY

If you have any questions about the Commitment, contact:

***First American Title Insurance Company National Commercial Services
2425 E. Camelback Road, Suite 300, Phoenix, AZ 85016***

AGREEMENT TO ISSUE POLICY

We agree to issue a policy to you according to the terms of this Commitment. When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the date shown in Schedule A

If the Requirements shown in this Commitment have not been met within six months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under the Commitment is limited by the following:

**The Provisions in Schedule A
The Requirements
The Exceptions in Schedule B - Parts 1 and 2
The Conditions**

This Commitment is not valid without SCHEDULE A and Parts 1 and 2 of SCHEDULE B.

SCHEDULE B - EXCEPTIONS

Any Policy we issue will have the following exceptions unless they are taken care of to our satisfaction

Part One (for use with 2006 ALTA policies)

- 1 (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records, (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records
- 2 Any facts, rights, interests or claims that are not shown by the Public Records but which could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land
- 3 Easements, liens or encumbrances, or claims thereof, not shown by the Public Records
- 4 Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records
- 5 (a) Unpatented mining claims, (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records
- 6 Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records

Part One (for use with 1992 and prior ALTA policies)

- 1 Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records
- 2 Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof
- 3 Easements, liens or encumbrances, or claims thereof, which are not shown by the public records
- 4 Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records
- 5 (a) Unpatented mining claims, (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (c) water rights, claims or title to water, whether or not the aforementioned matters excepted are shown by the public records
- 6 Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records

Part One of Schedule B will be eliminated from any A.L.T.A. Extended Coverage Policy, A.L.T.A. Plain Language Policy and policies with EAGLE Protection added. However, the same or similar exception may be made in Schedule B of those policies in conformity with Schedule B, Part Two of this Commitment.

**REQUIREMENTS
(Standard)**

The following requirements must be met:

- (a) **Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.**
- (b) **Pay us the premiums, fees and charges for the policy.**
- (c) **Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded**
- (d) **You must tell us in writing the name of anyone not referred to in this commitment who will get interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions**

(Continued on Requirements Page)

CONDITIONS

1 DEFINITIONS

- (a) **"Mortgage" means mortgage, deed of trust or other security instrument.**
- (b) **"Public Records" means title records that give constructive notice of matters affecting the title according to the state law where the land is located.**

2 LATER DEFECTS

The Exceptions in Schedule B may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attached between the Commitment Date and the date on which all of the Requirements are met. We shall have no liability to you because of this amendment.

3 EXISTING DEFECTS

If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.

4 LIMITATION OF OUR LIABILITY

Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

comply with the Requirements

or

eliminate with our written consent any Exceptions shown in Schedule B

We shall not be liable for more than the Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.

5 CLAIMS MUST BE BASED ON THIS COMMITMENT

Any claims, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this Commitment and is subject to its terms

**First American Title
Insurance Company
National Commercial
Services**



**The First American
Corporation**

PRIVACY POLICY

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from public records or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its *Fair Information Values*, a copy of which can be found on our web site at www.firstam.com.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means,
- Information about your transactions with us, our affiliated companies, or others, and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us, or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial services providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products and services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's *Fair Information Values*. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

**First American Title Insurance Company
National Commercial Services**

SCHEDULE A

Fourth Amended

ESCROW/CLOSING INQUIRIES should be directed to your Escrow Officer **at (602)567-8100**

Effective Date **July 13, 2018** at 7 30 a m

- 1 Policy or (Policies) to be issued

ALTA 2006 Extended Owner's Policy for \$0 00

Proposed Insured

To Be Determined

- 2 The estate or interest in the land described or referred to in this commitment and covered herein is fee simple and title thereto is at the effective date hereof vested in

Sonoran Peaks, LLC, an Arizona limited liability company

- 3 Title to the estate or interest in the land upon issuance of the policy shall be vested in

To Be Determined

- 4 The land referred to in this Commitment is located in Maricopa County, AZ and is described as

SEE EXHIBIT "A " ATTACHED HEREIN

Title officer Mike S Jones @ (602)567-8149/msjones@firstam.com

Pages 1 through 5 of this document consist of the Title Insurance Commitment contract and our Privacy Policy

EXHIBIT "A"

PARCEL NO 1

THE NORTH HALF OF PARCEL NO 4, OF THE GOLDIE BROWN PINNACLE PEAK RANCH UNIT TWO, PER MAP RECORDED IN BOOK 194 OF MAPS, PAGE 26, IN THE OFFICE OF THE MARICOPA COUNTY RECORDER,

EXCEPT ALL MINERALS AND URANIUM, THORIUM OR OTHER MATERIALS IN SAID LAND AS RESERVED TO THE UNITED STATES OF AMERICA, IN PATENT RECORDED IN DOCKET 304, PAGE 447, RECORDS OF MARICOPA COUNTY, ARIZONA

PARCEL NO 2

THAT PORTION OF PARCEL 5 OF GOLDIE BROWN PINNACLE PEAK RANCH UNIT TWO AS RECORDED IN BOOK 194 OF MAPS, PAGE 26, AS RECORDED IN THE OFFICE OF THE MARICOPA COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 5,

THENCE NORTH 89 DEGREES 37 MINUTES 03 SECONDS WEST ALONG THE SOUTH LINE OF SAID PARCEL 5 A DISTANCE OF 989 19 FEET,

THENCE NORTH 00 DEGREES 06 MINUTES 03 SECONDS EAST A DISTANCE OF 482 68 FEET,

THENCE NORTH 89 DEGREES 43 MINUTES 03 SECONDS EAST A DISTANCE OF 276 94 FEET,

THENCE SOUTH 00 DEGREES 06 MINUTES 03 SECONDS WEST A DISTANCE OF 100 73 FEET,

THENCE SOUTH 89 DEGREES 45 MINUTES 51 SECONDS EAST A DISTANCE OF 712 25 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL 5,

THENCE SOUTH 00 DEGREES 06 MINUTES 03 SECONDS WEST ALONG THE EAST LINE A DISTANCE OF 386 98 FEET TO THE TRUE POINT OF BEGINNING

EXCEPT ALL MINERALS AND URANIUM, THORIUM OR OTHER MATERIALS IN SAID LAND AS RESERVED TO THE UNITED STATES OF AMERICA, IN PATENT RECORDED IN DOCKET 304, PAGE 447, RECORDS OF MARICOPA COUNTY, ARIZONA

PARCEL NO 3

THAT PORTION OF PARCEL 5 OF GOLDIE BROWN PINNACLE PEAK RANCH UNIT TWO AS RECORDED IN BOOK 194 OF MAPS, PAGE 26, AS RECORDED IN THE OFFICE OF THE MARICOPA COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 5,

THENCE NORTH 00 DEGREES 06 MINUTES 03 SECONDS EAST ALONG THE EAST LINE OF SAID PARCEL 5 A DISTANCE OF 386 98 FEET TO THE POINT OF BEGINNING,

THENCE NORTH 89 DEGREES 45 MINUTES 51 SECONDS WEST A DISTANCE OF 712 25 FEET,

THENCE NORTH 00 DEGREES 06 MINUTES 03 SECONDS EAST A DISTANCE OF 567 22 FEET,

THENCE SOUTH 89 DEGREES 45 MINUTES 51 SECONDS EAST A DISTANCE OF 712 25 FEET TO A POINT ON THE EAST LINE,

THENCE SOUTH 00 DEGREES 06 MINUTES 03 SECONDS WEST ALONG SAID EAST LINE A DISTANCE OF 567 22 FEET TO THE TRUE POINT OF BEGINNING

EXCEPT ALL MINERALS AND URANIUM, THORIUM OR OTHER MATERIALS IN SAID LAND AS RESERVED TO THE UNITED STATES OF AMERICA, IN PATENT RECORDED IN DOCKET 304, PAGE 447, RECORDS OF MARICOPA COUNTY, ARIZONA

PARCEL NO 4

THE SOUTH HALF OF PARCEL 4, THE GOLDIE BROWN PINNACLE PEAK UNIT TWO, ACCORDING TO BOOK 194 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA,

EXCEPT ALL MINERALS AND URANIUM, THORIUM OR OTHER MATERIALS IN SAID LAND AS RESERVED TO THE UNITED STATES OF AMERICA, IN PATENT RECORDED IN DOCKET 304, PAGE 447, RECORDS OF MARICOPA COUNTY, ARIZONA

PARCEL NO 5

THAT PORTION OF PARCEL 5 OF GOLDIE BROWN PINNACLE PEAK RANCH UNIT TWO AS RECORDED IN BOOK 194 OF MAPS, PAGE 26, AS RECORDED IN THE OFFICE OF THE MARICOPA COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 5,

THENCE NORTH 00 DEGREES 05 MINUTES 11 SECONDS EAST ALONG THE WEST LINE OF SAID PARCEL 5 A DISTANCE OF 950 84 FEET,

THENCE SOUTH 89 DEGREES 45 MINUTES 51 SECONDS EAST A DISTANCE OF 604 09 FEET,

THENCE SOUTH 00 DEGREES 06 MINUTES 03 SECONDS WEST A DISTANCE OF 466 49 FEET,

THENCE SOUTH 89 DEGREES 43 MINUTES 03 SECONDS WEST A DISTANCE OF 276 94 FEET,

THENCE SOUTH 00 DEGREES 06 MINUTES 03 SECONDS WEST A DISTANCE OF 482 68 FEET,

THENCE NORTH 89 DEGREES 37 MINUTES 03 SECONDS WEST A DISTANCE OF 326 91 FEET TO THE TRUE POINT OF BEGINNING

EXCEPT ALL MINERALS AND URANIUM, THORIUM OR OTHER MATERIALS IN SAID LAND AS RESERVED TO THE UNITED STATES OF AMERICA, IN PATENT RECORDED IN DOCKET 304, PAGE 447, RECORDS OF MARICOPA COUNTY, ARIZONA

**First American Title Insurance Company
National Commercial Services**

SCHEDULE B

PART TWO:

- 1 Reservations or Exceptions in Patents, or in Acts authorizing the issuance thereof
- 2 The right to enter upon said land and prospect for and remove all coal, oil, gas, minerals or other substances, as reserved in the Patent to said land recorded in Docket 304, Page 447

(Affects all Parcels)
- 3 Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Goldie Brown Pinnacle Peak Ranch Unit Two, as recorded in Plat Book 194 of Maps, Page(s) 26, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c)

Thereafter Partial Release of Platted Utility Easement recorded June 14, 2018 as 2018-0454204 of Official Records

(Affects all Parcels)
- 4 This item has been intentionally deleted
- 5 Covenants, Conditions and Restrictions as set forth in document recorded in Docket 12580, Page 1614 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c)

(Affects all Parcels)
- 6 An easement for public ingress and egress and incidental purposes in the document recorded as 2004-0293124 of Official Records

(Affects Parcel No 4)
- 7 The terms and provisions contained in the document entitled "Memorandum of Agreement" recorded April 07, 2006 as 2006-0471424 of Official Records

(Affects Parcel Nos 1, 4 and 5)
- 8 All matters as set forth in Right of Way Dedication, recorded November 28, 2006 as 2006-1552543 of Official Records

(Affects Parcel Nos 1, 4 and 5)

- 9 All matters as set forth in City of Scottsdale Drainage and Flood Control Easement and Provision for Maintenance, recorded June 12, 2007 as 2007-0677420 of Official Records

(Affects Parcel Nos 1 and 4)
- 10 This item has been intentionally deleted
- 11 All matters as set forth in City of Scottsdale Drainage and Flood Control Easement and Provision for Maintenance, recorded June 12, 2007 as 2007-0677422 of Official Records

(Affects Parcel No 5)
- 12 This item has been intentionally deleted
- 13 This item has been intentionally deleted
- 14 This item has been intentionally deleted
- 15 This item has been intentionally deleted
- 16 Water rights, claims or title to water, whether or not shown by the public records
- 17 Taxes for the year 2018, a lien not yet due and payable

End of Schedule B

**First American Title Insurance Company
National Commercial Services**

REQUIREMENTS:

- 1 Compliance with A R S 11-480 relative to all documents to be recorded in connection herewith
See note at end of this section for details

- 2 All of 2017 taxes are paid in full

NOTE Taxes are assessed in the total amount of \$13 08 for the year 2017 under Assessor's
Parcel No 217-02-018A 6

(Affects Parcel No 1)

NOTE Taxes are assessed in the total amount of \$6 16 for the year 2017 under Assessor's
Parcel No 217-02-019E 0

(Affects Parcel No 2)

NOTE Taxes are assessed in the total amount of \$6 10 for the year 2017 under Assessor's
Parcel No 217-02-019D 1

(Affects Parcel No 3)

NOTE Taxes are assessed in the total amount of \$13 08 for the year 2017 under Assessor's
Parcel No 217-02-018B 5

(Affects Parcel No 4)

NOTE Taxes are assessed in the total amount of \$6 60 for the year 2017 under Assessor's
Parcel No 217-02-019C 1

(Affects Parcel No 5)

- 3 Furnish Plat of Survey of the subject property by a Registered Land Surveyor in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" which became effective February 23, 2016 Said Plat of survey shall include the required certification and, at a minimum, also have shown thereon Items 1, 8, 11, 16, 17, and 19 from Table A thereof If zoning assurances are requested, Items 7(a), 7(b), 7(c) and 9 from Table A and information regarding the usage of the property must be included

NOTE If a Zoning Endorsement is requested, Items 7(a), 7(b) and 7(c) of Table A will also be required If "parking" is to be added to the endorsement, the number and type of parking spaces must be shown on the survey Property use information must also be provided to First American Title Insurance Company **REQUIREMENT SATISFIED**

- 4 Furnish copies of any existing leases affecting the within described property and insertion of said leases in Schedule B of the Policy of Title Insurance
- 5 Furnish the names of parties to be insured herein and disposition of any matters disclosed thereby
- 6 Furnish a copy of the Articles of Organization, stamped "filed" by the Arizona Corporation Commission, a fully executed copy of the Operating Agreement, and any amendments thereto, and a list of the current members of Sonoran Peaks, LLC, a limited liability company
- 7 Record Warranty Deed from Sonoran Peaks, LLC, an Arizona limited liability company to Buyer(s)

NOTE If this will be other than a Cash Transaction, notify the title department prior to close and additional requirements will be made

- 8 Such further requirements as may be necessary after completion of the above
- 9 Return to title department for final recheck before recording

NOTE In connection with Arizona Revised Statutes 11-480, as of January 1, 1991, the County Recorder may not accept documents for recording that do not comply with the following

- a Print must be ten-point type or larger
- b A margin of two inches at the top of the first page for recording and return address information and margins of one-half inch along other borders of every page
- c Each instrument shall be no larger than 8-1/2 inches in width and 14 inches in length

DISCLOSURE NOTE In the event any Affidavit required pursuant to A R S 33-422 has been, or will be, recorded pertaining to the land, such Affidavit is not reflected in this Commitment nor will it be shown in any policy to be issued in connection with this Commitment The statute applies only to unsubdivided land in an unincorporated area of a county

NOTE The policy to be issued may contain an arbitration clause When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction

End of Requirements

INFORMATION

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- 2 Any facts, rights, interests or claims that are not shown by the Public Records but which could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land
- 3 Easements, liens or encumbrances, or claims thereof, not shown by the Public Records
- 4 Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records
- 5 (a) Unpatented mining claims, (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records
- 6 Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records

Part One (for use with 1992 and prior ALTA policies)

- 1 Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records
- 2 Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof
- 3 Easements, liens or encumbrances, or claims thereof, which are not shown by the public records
- 4 Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records
- 5 (a) Unpatented mining claims, (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (c) water rights, claims or title to water, whether or not the aforementioned matters excepted are shown by the public records
- 6 Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records

Part One of Schedule B will be eliminated from any A.L.T.A. Extended Coverage Policy, A.L.T.A. Plain Language Policy and policies with EAGLE Protection added. However, the same or similar exception may be made in Schedule B of those policies in conformity with Schedule B, Part Two of this Commitment.

**REQUIREMENTS
(Standard)**

The following requirements must be met:

- (a) **Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.**
- (b) **Pay us the premiums, fees and charges for the policy.**
- (c) **Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.**
- (d) **You must tell us in writing the name of anyone not referred to in this commitment who will get interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.**

(Continued on Requirements Page)

CONDITIONS

1 DEFINITIONS

- (a) **"Mortgage" means mortgage, deed of trust or other security instrument**
- (b) **"Public Records" means title records that give constructive notice of matters affecting the title according to the state law where the land is located.**

2 LATER DEFECTS

The Exceptions in Schedule B may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attached between the Commitment Date and the date on which all of the Requirements are met. We shall have no liability to you because of this amendment.

3 EXISTING DEFECTS

If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.

4 LIMITATION OF OUR LIABILITY

Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

comply with the Requirements

or

eliminate with our written consent any Exceptions shown in Schedule B

We shall not be liable for more than the Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.

5 CLAIMS MUST BE BASED ON THIS COMMITMENT

Any claims, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this Commitment and is subject to its terms

**First American Title
Insurance Company
National Commercial
Services**



**The First American
Corporation**

PRIVACY POLICY

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from public records or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its *Fair Information Values*, a copy of which can be found on our web site at www.firstam.com.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means,
- Information about your transactions with us, our affiliated companies, or others, and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us, or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial services providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products and services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's *Fair Information Values*. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

**First American Title Insurance Company
National Commercial Services**

SCHEDULE A

Fourth Amended

ESCROW/CLOSING INQUIRIES should be directed to your Escrow Officer **at (602)567-8100**

Effective Date **July 13, 2018** at 7 30 a m

- 1 Policy or (Policies) to be issued

ALTA 2006 Extended Owner's Policy for \$0 00

Proposed Insured

To Be Determined

- 2 The estate or interest in the land described or referred to in this commitment and covered herein is fee simple and title thereto is at the effective date hereof vested in

Sonoran Peaks, LLC, an Arizona limited liability company

- 3 Title to the estate or interest in the land upon issuance of the policy shall be vested in

To Be Determined

- 4 The land referred to in this Commitment is located in Maricopa County, AZ and is described as

SEE EXHIBIT "A " ATTACHED HEREIN

Title officer Mike S Jones @ (602)567-8149/msjones@firstam.com

Pages 1 through 5 of this document consist of the Title Insurance Commitment contract and our Privacy Policy

EXHIBIT "A"

PARCEL NO 1

THE NORTH HALF OF PARCEL NO 4, OF THE GOLDIE BROWN PINNACLE PEAK RANCH UNIT TWO, PER MAP RECORDED IN BOOK 194 OF MAPS, PAGE 26, IN THE OFFICE OF THE MARICOPA COUNTY RECORDER,

EXCEPT ALL MINERALS AND URANIUM, THORIUM OR OTHER MATERIALS IN SAID LAND AS RESERVED TO THE UNITED STATES OF AMERICA, IN PATENT RECORDED IN DOCKET 304, PAGE 447, RECORDS OF MARICOPA COUNTY, ARIZONA

PARCEL NO 2

THAT PORTION OF PARCEL 5 OF GOLDIE BROWN PINNACLE PEAK RANCH UNIT TWO AS RECORDED IN BOOK 194 OF MAPS, PAGE 26, AS RECORDED IN THE OFFICE OF THE MARICOPA COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 5,

THENCE NORTH 89 DEGREES 37 MINUTES 03 SECONDS WEST ALONG THE SOUTH LINE OF SAID PARCEL 5 A DISTANCE OF 989 19 FEET,

THENCE NORTH 00 DEGREES 06 MINUTES 03 SECONDS EAST A DISTANCE OF 482 68 FEET,

THENCE NORTH 89 DEGREES 43 MINUTES 03 SECONDS EAST A DISTANCE OF 276 94 FEET,

THENCE SOUTH 00 DEGREES 06 MINUTES 03 SECONDS WEST A DISTANCE OF 100 73 FEET,

THENCE SOUTH 89 DEGREES 45 MINUTES 51 SECONDS EAST A DISTANCE OF 712 25 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL 5,

THENCE SOUTH 00 DEGREES 06 MINUTES 03 SECONDS WEST ALONG THE EAST LINE A DISTANCE OF 386 98 FEET TO THE TRUE POINT OF BEGINNING

EXCEPT ALL MINERALS AND URANIUM, THORIUM OR OTHER MATERIALS IN SAID LAND AS RESERVED TO THE UNITED STATES OF AMERICA, IN PATENT RECORDED IN DOCKET 304, PAGE 447, RECORDS OF MARICOPA COUNTY, ARIZONA

PARCEL NO 3

THAT PORTION OF PARCEL 5 OF GOLDIE BROWN PINNACLE PEAK RANCH UNIT TWO AS RECORDED IN BOOK 194 OF MAPS, PAGE 26, AS RECORDED IN THE OFFICE OF THE MARICOPA COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 5,

THENCE NORTH 00 DEGREES 06 MINUTES 03 SECONDS EAST ALONG THE EAST LINE OF SAID PARCEL 5 A DISTANCE OF 386 98 FEET TO THE POINT OF BEGINNING,

THENCE NORTH 89 DEGREES 45 MINUTES 51 SECONDS WEST A DISTANCE OF 712 25 FEET,

THENCE NORTH 00 DEGREES 06 MINUTES 03 SECONDS EAST A DISTANCE OF 567 22 FEET,

THENCE SOUTH 89 DEGREES 45 MINUTES 51 SECONDS EAST A DISTANCE OF 712 25 FEET TO A POINT ON THE EAST LINE,

THENCE SOUTH 00 DEGREES 06 MINUTES 03 SECONDS WEST ALONG SAID EAST LINE A DISTANCE OF 567 22 FEET TO THE TRUE POINT OF BEGINNING

EXCEPT ALL MINERALS AND URANIUM, THORIUM OR OTHER MATERIALS IN SAID LAND AS RESERVED TO THE UNITED STATES OF AMERICA, IN PATENT RECORDED IN DOCKET 304, PAGE 447, RECORDS OF MARICOPA COUNTY, ARIZONA

PARCEL NO 4

THE SOUTH HALF OF PARCEL 4, THE GOLDIE BROWN PINNACLE PEAK UNIT TWO, ACCORDING TO BOOK 194 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA,

EXCEPT ALL MINERALS AND URANIUM, THORIUM OR OTHER MATERIALS IN SAID LAND AS RESERVED TO THE UNITED STATES OF AMERICA, IN PATENT RECORDED IN DOCKET 304, PAGE 447, RECORDS OF MARICOPA COUNTY, ARIZONA

PARCEL NO 5

THAT PORTION OF PARCEL 5 OF GOLDIE BROWN PINNACLE PEAK RANCH UNIT TWO AS RECORDED IN BOOK 194 OF MAPS, PAGE 26, AS RECORDED IN THE OFFICE OF THE MARICOPA COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 5,

THENCE NORTH 00 DEGREES 05 MINUTES 11 SECONDS EAST ALONG THE WEST LINE OF SAID PARCEL 5 A DISTANCE OF 950 84 FEET,

THENCE SOUTH 89 DEGREES 45 MINUTES 51 SECONDS EAST A DISTANCE OF 604 09 FEET,

THENCE SOUTH 00 DEGREES 06 MINUTES 03 SECONDS WEST A DISTANCE OF 466 49 FEET,

THENCE SOUTH 89 DEGREES 43 MINUTES 03 SECONDS WEST A DISTANCE OF 276 94 FEET,

THENCE SOUTH 00 DEGREES 06 MINUTES 03 SECONDS WEST A DISTANCE OF 482 68 FEET,

THENCE NORTH 89 DEGREES 37 MINUTES 03 SECONDS WEST A DISTANCE OF 326 91 FEET TO THE TRUE POINT OF BEGINNING

EXCEPT ALL MINERALS AND URANIUM, THORIUM OR OTHER MATERIALS IN SAID LAND AS RESERVED TO THE UNITED STATES OF AMERICA, IN PATENT RECORDED IN DOCKET 304, PAGE 447, RECORDS OF MARICOPA COUNTY, ARIZONA

**First American Title Insurance Company
National Commercial Services**

SCHEDULE B

PART TWO:

- 1 Reservations or Exceptions in Patents, or in Acts authorizing the issuance thereof
- 2 The right to enter upon said land and prospect for and remove all coal, oil, gas, minerals or other substances, as reserved in the Patent to said land recorded in Docket 304, Page 447

 (Affects all Parcels)
- 3 Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Goldie Brown Pinnacle Peak Ranch Unit Two, as recorded in Plat Book 194 of Maps, Page(s) 26, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c)

 Thereafter Partial Release of Platted Utility Easement recorded June 14, 2018 as 2018-0454204 of Official Records

 (Affects all Parcels)
- 4 This item has been intentionally deleted
- 5 Covenants, Conditions and Restrictions as set forth in document recorded in Docket 12580, Page 1614 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c)

 (Affects all Parcels)
- 6 An easement for public ingress and egress and incidental purposes in the document recorded as 2004-0293124 of Official Records

 (Affects Parcel No 4)
- 7 The terms and provisions contained in the document entitled "Memorandum of Agreement" recorded April 07, 2006 as 2006-0471424 of Official Records

 (Affects Parcel Nos 1, 4 and 5)
- 8 All matters as set forth in Right of Way Dedication, recorded November 28, 2006 as 2006-1552543 of Official Records

 (Affects Parcel Nos 1, 4 and 5)

- 9 All matters as set forth in City of Scottsdale Drainage and Flood Control Easement and Provision for Maintenance, recorded June 12, 2007 as 2007-0677420 of Official Records

(Affects Parcel Nos 1 and 4)
- 10 This item has been intentionally deleted
- 11 All matters as set forth in City of Scottsdale Drainage and Flood Control Easement and Provision for Maintenance, recorded June 12, 2007 as 2007-0677422 of Official Records

(Affects Parcel No 5)
- 12 This item has been intentionally deleted
- 13 This item has been intentionally deleted
- 14 This item has been intentionally deleted
- 15 This item has been intentionally deleted
- 16 Water rights, claims or title to water, whether or not shown by the public records
- 17 Taxes for the year 2018, a lien not yet due and payable

End of Schedule B

**First American Title Insurance Company
National Commercial Services**

REQUIREMENTS:

- 1 Compliance with A R S 11-480 relative to all documents to be recorded in connection herewith
See note at end of this section for details

- 2 All of 2017 taxes are paid in full

NOTE Taxes are assessed in the total amount of \$13 08 for the year 2017 under Assessor's
Parcel No 217-02-018A 6

(Affects Parcel No 1)

NOTE Taxes are assessed in the total amount of \$6 16 for the year 2017 under Assessor's
Parcel No 217-02-019E 0

(Affects Parcel No 2)

NOTE Taxes are assessed in the total amount of \$6 10 for the year 2017 under Assessor's
Parcel No 217-02-019D 1

(Affects Parcel No 3)

NOTE Taxes are assessed in the total amount of \$13 08 for the year 2017 under Assessor's
Parcel No 217-02-018B 5

(Affects Parcel No 4)

NOTE Taxes are assessed in the total amount of \$6 60 for the year 2017 under Assessor's
Parcel No 217-02-019C 1

(Affects Parcel No 5)

- 3 Furnish Plat of Survey of the subject property by a Registered Land Surveyor in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" which became effective February 23, 2016 Said Plat of survey shall include the required certification and, at a minimum, also have shown thereon Items 1, 8, 11, 16, 17, and 19 from Table A thereof If zoning assurances are requested, Items 7(a), 7(b), 7(c) and 9 from Table A and information regarding the usage of the property must be included

NOTE If a Zoning Endorsement is requested, Items 7(a), 7(b) and 7(c) of Table A will also be required If "parking" is to be added to the endorsement, the number and type of parking spaces must be shown on the survey Property use information must also be provided to First American Title Insurance Company **REQUIREMENT SATISFIED**

- 4 Furnish copies of any existing leases affecting the within described property and insertion of said leases in Schedule B of the Policy of Title Insurance
- 5 Furnish the names of parties to be insured herein and disposition of any matters disclosed thereby
- 6 Furnish a copy of the Articles of Organization, stamped "filed" by the Arizona Corporation Commission, a fully executed copy of the Operating Agreement, and any amendments thereto, and a list of the current members of Sonoran Peaks, LLC, a limited liability company
- 7 Record Warranty Deed from Sonoran Peaks, LLC, an Arizona limited liability company to Buyer(s)

NOTE If this will be other than a Cash Transaction, notify the title department prior to close and additional requirements will be made

- 8 Such further requirements as may be necessary after completion of the above
- 9 Return to title department for final recheck before recording

NOTE In connection with Arizona Revised Statutes 11-480, as of January 1, 1991, the County Recorder may not accept documents for recording that do not comply with the following

- a Print must be ten-point type or larger
- b A margin of two inches at the top of the first page for recording and return address information and margins of one-half inch along other borders of every page
- c Each instrument shall be no larger than 8-1/2 inches in width and 14 inches in length

DISCLOSURE NOTE In the event any Affidavit required pursuant to A R S § 33-422 has been, or will be, recorded pertaining to the land, such Affidavit is not reflected in this Commitment nor will it be shown in any policy to be issued in connection with this Commitment The statute applies only to unsubdivided land in an unincorporated area of a county

NOTE The policy to be issued may contain an arbitration clause When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction

End of Requirements

Approved in Resolution 6161, October 7, 2002

APPEALS OF DEDICATIONS, EXACTIONS, OR ZONING REGULATIONS

POLICY OF THE CITY OF SCOTTSDALE ON APPEALS OF DEDICATIONS, EXACTIONS, OR ZONING REGULATIONS

RIGHTS OF PROPERTY OWNER

In addition to other rights granted to you by the U.S. and Arizona Constitution, federal and state law and city ordinances or regulations, you are hereby notified of your right to appeal the following City actions relating to your property:

- 1) Any dedication or exaction which is required of you by an administrative agency or official of the city as a condition of granting approval of your request to use, improve or develop your real property. This appeal right does not apply to a dedication or exaction required as part of a city legislative act (for example a zoning ordinance) where an administrative agency or official has no discretion to determine the dedication or exaction.
- 2) The adoption or amendment of a zoning regulation that creates a taking of property in violation of Arizona and federal court decisions.

APPEAL PROCEDURE

The appeal must be in writing and specify the City action appealed and the date final action was taken, and it must be filed with or mailed to the hearing officer designated by the city within 30 days after the final action is taken. Address the appeal as follows:

Hearing Officer, C/O City Clerk
3939 Drinkwater Blvd.
Scottsdale, AZ 85251

- ❖ No fee will be charged for filing
- ❖ The City Attorney's Office will review the appeal for compliance with the above requirements, and will notify you if your appeal does not comply.
- ❖ Eligible appeals will be forwarded to the hearing officer, and a hearing will be scheduled within 30 days of receipt by the hearing officer of your request. Ten days notice will be given to you of the date, time and place of the hearing unless you indicate that less notice is acceptable to you.
- ❖ The city will submit a takings impact report to the hearing officer.
- ❖ In an appeal from a dedication or exaction, the City will bear the burden of proving that the dedication or exaction to be imposed on your property bears an essential nexus between the requirement and a legitimate governmental interest and that the proposed dedication or exaction is roughly proportional to the impact of the use, improvement or development you proposed.
- ❖ In an appeal from the adoption or amendment of a zoning regulation, the City will bear the burden of proving that any dedication or exaction requirement in the zoning regulation is roughly proportional to the impact of the proposed use, improvement, or development, and that the zoning regulation does not create a taking of property in violation of Arizona and federal court cases.
- ❖ The hearing officer must render his decision within five working days after the appeal is heard.
- ❖ The hearing officer can modify or delete a dedication or exaction or, in the case of an appeal from a zoning regulation, transmit a recommendation to the City Council.
- ❖ If you are dissatisfied with the decision of the hearing officer, you may file a complaint for a trial de novo with the Superior Court within 30 days of the hearing officer's decision.

If you have questions about this appeal process, you may contact:

City Attorney's Office
3939 Drinkwater Blvd.
Scottsdale, AZ 85251
(480) 312-2405


Please be aware that City staff cannot give you legal advice. You may wish, but are not required, to hire an attorney to represent you in an appeal.

**Owner Certification
Acknowledging Receipt
Of
Notice Of Right To Appeal
Exactions And Dedications**

I hereby certify that I am the owner of property located at

NEC 118th STREET and Ranch Gate Road - Scottsdale
(address where development approval, building permits, or city required improvements and dedications are being required)

and hereby certify that I have received a notice that explains my right to appeal all exactions and/or dedications required by the City of Scottsdale as part of my property development on the parcel listed in the above address



Signature of Property Owner

Date

Pre-application No.: 383-PA-2018
Project Name: Ranch Gate #118th Street

AFFIDAVIT OF AUTHORITY TO ACT FOR PROPERTY OWNER

1. This affidavit concerns the following parcel of land:

- a. Street Address: NEC Ranch Gate #118th STREET
- b. County Tax Assessor's Parcel Number 217-02-019C, 019D, 019E, 018A and 018B
- c. General Location NEC Ranch Gate #118th STREET
- d. Parcel Size: Approximately 68 ACRES
- e. Legal Description: SEE ATTACHED legal description

(If the land is a platted lot, then write the lot number, subdivision, name, and the plat's recording number and date. Otherwise, write "see attached legal description" and attach a legal description.)

2. I am the owner of the land or I am the duly and lawfully appointed agent of the owner of the land and have authority from the owner to sign this affidavit on the owner's behalf. If the land has more than one owner, then I am the agent for all of the owners, and the word "owner" in this affidavit refers to all of them.

3. I have authority from the owner to act for the owner before the City of Scottsdale with regard to any and all reviews, zoning map amendments, general plan amendments, development variances, abandonments, plats, lot splits, lot ties, use permits, building permits and other land use regulatory or related matters of every description involving the land, or involving adjacent or nearby lands in which the owner has (or may acquire) an interest and all applications, dedications, payments, assurances, decisions, agreements, legal documents, commitments, waivers and other matters relating to any of them.

4. The City of Scottsdale is authorized to rely on my authority as described in this affidavit until three work days after the day the owner delivers to the general manager of the Scottsdale Planning and Development Services Department a written statement revoking my authority.

5. I will immediately deliver to the general manager of the City of Scottsdale Planning and Development Services Department written notice of any change in the ownership of the land or in my authority to act for the owner.

6. If more than one person signs this affidavit, each of them, acting alone, shall have the authority described in this affidavit, and each of them warrant to the City of Scottsdale the authority of the others.

7. Under penalty of perjury, I warrant and represent to the City of Scottsdale that this affidavit is true and complete. I understand that any error or incomplete information in this affidavit or any applications may invalidate approvals or other actions taken by the City of Scottsdale, may otherwise delay or prevent development of the land and may expose me or the owner to other liability. I understand that people who have not signed this form may be prohibited from speaking for the owner at public meetings or in other city processes.

Name (printed)
Mark L. Grainger
Annie Vos
ALEX STEDMAN

Date
June 6, 2018
July 26, 2018
July 26, 2018
20

Signature
M. Grainger
Annie Vos
Alex Stedman

June 6, 2018

Via Hand-Delivery with Application, to:

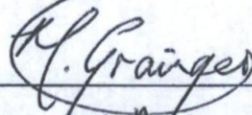
City of Scottsdale
Planning & Development Services Department
7447 East Indian School Road, Suite 105
Scottsdale, Arizona 85251

Re: Letter of Authorization – 118th Street & Ranch Gate Road

To Whom It May Concern:

This letter authorizes the firms and companies of Lyle Anderson Company, Berry Riddell, LVA Design/RVi Company, SEG Engineering, J2 Design & Environmental Design, and Technical Solutions to represent and act on behalf of **Sonoran Peaks LLC** in connection with the Zoning, Abandonment, Preliminary Plat and Development Review Board applications as well as any related City matters/applications for the property located at the northeast corner of 118th Street & Ranch Gate Road (APN: 217-02-019C, 217-02-019D, 217-02-019E, 217-02-018A, 217-02-018B) in the City of Scottsdale, Maricopa County, Arizona.

Sonoran Peaks, LLC



Title: MANAGER

15-ZN-2018
7/27/2018